

SEALED BID FOR OCTOBER 7, 2015 PUBLIC AUCTION

Belkys Escobar
Special Commissioner of Sale
Office of the County Attorney
1 Harrison St., S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Offer to Purchase

Dear Commissioner:

I am advised that you are authorized to solicit bids on behalf of the Court for the sale of the property referred to as:

County of Loudoun v. _____

Civil Action No. _____

PIN _____.

I hereby offer to purchase said property for the sum of \$_____.

Pursuant to the Terms of Sale, I have enclosed a cashier's or certified check in the amount of \$_____ as my deposit. I understand that, in the event I am the successful bidder, this offer is subject to approval and confirmation by the Loudoun County Circuit Court. If my bid is confirmed by the court, the balance of the purchase price must be paid within thirty (30) days after confirmation. I will receive a special warranty deed upon payment of the full purchase price. I understand that I may not withdraw this offer without leave of the court.

Also enclosed are the Terms of Sale, which I have initialed to confirm that I have read and understood them, and agree to be bound thereby; and the signed and notarized Bidder's Certification referenced in Paragraph 5 of the Terms of Sale.

Signature

Date

PLEASE PRINT Name: _____

Address: _____

Telephone: _____

TERMS OF SALE

1. The sale of any real property is subject to the approval and confirmation by the Circuit Court of Loudoun County.
2. The Special Commissioner of Sale reserves the right to withdraw from sale any property listed and to reject any bid by declaring "NO SALE" after the last bid received on a property.
3. Real properties under common ownership may be offered on a one-by-one basis or in bulk, at the discretion of the Loudoun County Treasurer.
4. Any person who wishes to bid on any property during the auction must register with County staff before the start of bidding. As part of the registration process, potential bidders must: (i) demonstrate that they have sufficient funds on hand to pay the Minimum Deposit required for each parcel on which they want to bid; and (ii) sign a form certifying that they do not own any property in Loudoun County for which any delinquent taxes are due, or for which there are zoning or other violations.
5. The Minimum Deposit required for each parcel is specified below, as part of the property description. The full amount of the Minimum Deposit must be paid by cash, or by cashier's or certified check made payable to **Gary Clemens, Clerk of the Loudoun County Circuit Court**, at the time of registration for the auction.
6. In lieu of attending the auction, bidders may submit written bids to Belkys Escobar, Special Commissioner of Sale, at the address listed below. All written bids must be accompanied by the applicable Minimum Deposit, which shall be paid by cashier's or certified check made payable to **Gary Clemens, Clerk of the Loudoun County Circuit Court**. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Special Commissioner of Sale or the Treasurer's website.
7. Written bids (with the required deposit and certification) will be received by the Special Commissioner of Sale at any time prior to the date of auction, and held under seal until the date of the auction. If a written bid exceeds the highest live bid received from the audience during the auction, the audience will have an opportunity to counter the written bid. If a higher bid is not received from the audience, the Special Commissioner of Sale may declare the sale to the proponent of the highest written bid, or may reject all bids by declaring "NO SALE."
8. If either a written bid or a live auction bid is approved by the circuit court, the balance of the purchase price must be paid in full within 30 days after confirmation.
9. Once a written bid has been submitted and/or a live bid has been accepted during the auction, it cannot be withdrawn except by leave of the circuit court. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Special Commissioner of Sale may be required to forfeit his/her deposit.
10. Properties are offered "as is", with all faults and without warranties or guarantees either expressed or implied. Prospective bidders should investigate the title on properties prior to bidding. The sale of the properties is not subject to the successful bidders' ability to obtain title insurance. The sale of

the properties is made free and clear only of those liens of defendant(s) named in the respective judicial proceeding, and of those liens recorded after the County filed a lis pendens with the court.

11. All recording fees and costs (including but not limited to any grantor's tax/fee) will be at the sole expense of the purchaser. All property will be conveyed by Special Warranty Deed.

12. Announcements made the day of sale take precedence over any prior verbal or written terms of sale.

The Special Commissioner of Sale represents that information regarding the property to be offered for sale (e.g., size, type of improvements, etc.) is derived from tax and/or land records, and is not guaranteed for either accuracy or completeness. Bidders are encouraged to conduct their own investigation to determine the title, condition, accessibility and occupancy status of each property, and to bid accordingly. The sale will be made subject to matters visible upon inspection, and to restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title. Any costs incurred by a bidder to inspect or investigate any property are the bidder's responsibility and are not reimbursable.

The owner of any property listed in the Public Auction Notice may redeem it at any time before the date of the auction by paying all taxes, penalties, interest, costs (including the pro rata costs for publication of the Public Auction Notice), and attorney's fees, accrued through October 6, 2015.

More detailed information regarding any property may be obtained by examining the files in the Clerk's office of the Circuit Court of Loudoun County, or by contacting: the Special Commissioners of Sale at (703) 777-0307; or Cindy Hamilton, Deputy Treasurer for Collections, at (703) 777-0532.

Bidder's Initials: _____

BIDDER'S CERTIFICATION

I, _____
(Print Name) certify that I am not the owner of any property in Loudoun County on which there are delinquent taxes, zoning or other violations.

Signature

STATE OF VIRGINIA,
COUNTY OF LOUDOUN, to-wit:

I, the undersigned Notary Public, do hereby certify that _____, who has signed/initialed the foregoing Offer to Purchase, Terms of Sale and Bidder's Certification, personally appeared before me and acknowledged and signed the same, under oath, in my jurisdiction aforesaid.

GIVEN under my hand and seal this _____ day of _____, 2015.

Notary Public: _____

My commission expires: _____

Notary Registration No. _____

REMINDER: Written bids must be accompanied by a cashier's or certified check payable to **Gary Clemens, Clerk of the Loudoun County Circuit Court** for an amount equal to the applicable Minimum Deposit.

To ensure confidentiality of your bid, be sure to label the outside of the envelope, **"Sealed Bid for October 7, 2015 Public Auction"**, and include the parcel identification number (PIN) for the property you are bidding on.